

City of Cave Springs
Planning Commission Meeting
Cave Springs – American Legion Building
February 2, 2016

Official Meeting

Jason Strecker officially called the Planning Commission meeting to order at 6:00 PM.

Members Present:

Mike Henson	Present
Jason Strecker	Present
Bruce McCreary	Present
Suzy Fehlig	Present
Fallon Henry	Present
Mark Farmer	Absent
Kimberly Hutcheson	Present

Others Present:

Charlie Holyfield - City Manager

New Business:

Conditional Use Permit

5 Acre Split - 200 B Pace Road

Asking if we will grant him a temporary Conditional Use Permit when needed.

1. Temporary use of a mobile double wide trailer on the property while building a new home.
2. To grant a conditional use permit, they will need a public hearing, a perk test done and would need all the details.
3. All agreed they would be ok with the Temporary Conditional Use Permit when everything is done taking the 5 acres out and have a site plan.

Closed the Planning Commission Meeting.

Reopened meeting for Public Hearing Meeting.

200 B Pace Lane in Cave Springs

Members Present:

Mike Henson	Present
Jason Strecker	Present
Bruce McCreary	Present
Suzy Fehlig	Present
Fallon Henry	Present
Mark Farmer	Absent
Kimberly Hutcheson	Present

Mike Henson asked if there was anyone present for the Public Hearing.

No one was present.

Public Hearing meeting adjourned.

Conditional Use Permit

5 Acre Split - 200 B Pace Road

1. Lot split application will need filled out.
2. Will need split at 3 to keep it agriculture.
3. Need drawings of lot split prior to next meeting to review – can drop off at City Hall.
4. Leaving the Conditional Use Permit open.

Variance Request

Swimming Pool at Hyde Park

1. Dealing with Cassie Elliott on getting drawing on the Platte, she sent the ordinances on the lot.
2. Get letters from Brandon Sewell and POA stating that it is alright.
3. Letters from Utilities and communications stating that it is ok to go back within 10 feet of that fence line.
4. Once we get everything together we will need a public hearing – with a notice to the neighbors 15 days prior to the meeting.
5. If approved, goes to City Council to approve then you can start building.

Final Platte Approval

Fairway Valley

1. Covenants are approved.
2. Motion made to approve.
3. Passed unanimously.

Permits

1. Went over forms last month and used examples from surrounding cities.
2. Permits are printed off and look more professional now.
3. Will be on the Website.
4. It was stated that anyone caught without a permit for a fence or a pool will be fined.

Lot Split Applications

Section 2-6 and 2-7

1. Meets subdivision requirements, but will need to attach an addendum to the application.
2. A check list to go along with it.
3. A drawing by a certified surveyor for proposed lot split.

Cave Springs Zoning Change Request

1. All zoning change request forms need to have on them that all fees are nonrefundable.

Applications for a Business License

T&T Electric Co. – Trent Graham

1. Wants to renew his license – had a business license last year in 2015.
2. He has 2 employees and works from his house.

Mayor and City Council approves business licenses. A question was brought up on what surrounding towns do to approve their business licenses.

Renewals

1. Need to verify proper zoning.
2. Suggested to do a work session for these.
3. Requirements: home office, sell on the internet, EBay business.
4. Renewals need to be sent out 90 days before they are due.

Planning Commission Training in Conway March 9th

1. City will pay expenses, mileage, and hotel stay.
2. Charlie stated that he got an email from Jeff and he is looking in to getting training in our area in NW Arkansas instead of Conway so it would be closer for everyone.

Made a motion for the meeting to be adjourned at 8:00.